



Planning & Development

Development Services Customer Service Center

One Exchange Plaza, Suite 400

Raleigh, North Carolina 27601


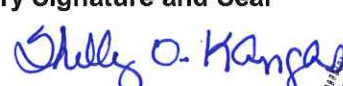
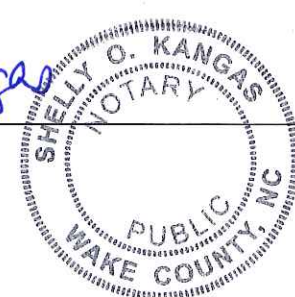
Phone 919-996-2495

Fax 919-516-2685

Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: Section 1.5.9. Transparency See Attached Statement.	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings	
Provide all associated case plan numbers including zoning and site plan: Zoning # Z-26-13 ; Site Plan # SR-1-13	

GENERAL INFORMATION

Property Address: 3001 Hillsborough Street		Date 12 Feb 2015
Property PIN # 0794-52-5466,-6405 PIN # 0794-52-6454,-7402 PIN # 0794-52-7471,-9334,-6361 PIN # 0794-52-8290,-8161,-6197	Current Zoning NX-5-UL-CU	
Nearest Intersection: Hillsborough Street & Friendly Drive		Property size (in acres) 4.28
Property Owner: Stanhope 2013, LLC	Phone: (919) 833-7755	Mail : 4321 Lassiter at North Hills Ave, Suite 250, Raleigh, NC 27609
	Email: dparker@kanerealtycorp.com	
Project Contact Person : David Parker	Phone: (919) 833-7755	Mail : 4321 Lassiter at North Hills Ave, Suite 250, Raleigh, NC 27609
	Email :dparker@kanerealtycorp.com	
Property Owner Signature 	Email: jkane@kanerealtycorp.com	
Notary Sworn and subscribed before me this <u>5th</u> day of <u>March</u> , 20 <u>15</u>	Notary Signature and Seal  	



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Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT		YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS			
1.	The property owner must be the applicant.	X	
2.	An application, signed by the property owner and notarized to that effect, is required.	X	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.	X	
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	X	



5 March 2015

Stanhope- CVS Drug Store "Window Art" Alternate Request

Ms. Elizabeth Alley, AICP
Urban Designer + Planner
Raleigh Urban Design Center

Dear Ms. Alley,

Thank you for all of your assistance in helping us with this Administrative Alternate Request for the "Window Art" at the new CVS Drug Store, located at Stanhope, 3001 Hillsborough Street, Suite 100, Raleigh, North Carolina.

Explanation for the Administrative Alternate Request:

The New Stanhope Project is located at 3001 Hillsborough Street. This is a Mixed-Use Neighborhood Development that has Student Housing (800 beds) and Retail/Office space (43,597 sf). CVS Drug Stores has signed a lease with us for 12,266 square feet of space at Stanhope. Attached you will find a very detailed Project Overview and Analysis for Stanhope and the Transparency issue.

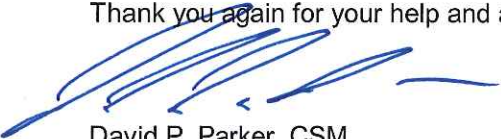
Transparency is our issue for four windows located on the Friendly Drive side of our Stanhope Project. All of our Retail faces the Hillsborough Street frontage, with a few windows on the Friendly Drive and Concord Street sides of the building. On Hillsborough Street we are at 64% transparency per the UDO from 12' down to the sidewalk, we actually are even more transparent since we have windows above the 12' line. Our Transparency at the CVS Drug Store end of the Building is at 54%, which is also above the UDO standard.

CVS in maximizing their interior layout has placed the Pharmacy on the side that faces Friendly Drive. The CVS floor slab is level on the inside but the exterior of the building and sidewalks rise above the CVS floor by nearly 6 feet, leaving the Pharmacy windows on Friendly Drive above the ceiling in CVS. The Pharmacy is a security issue for CVS, which necessitates the need for a wall to go up from the Pharmacy past the windows.

Per the UDO Section 1.5.9 Transparency, our intent with these (4) windows is to lend visual interest to the building façade for both pedestrians as well as our building occupants. We intend to have the "Window Art" be vintage photographs of Historic Hillsborough Street as well as North Carolina State University.

We appreciate the opportunity to present this Request to the City Appearance Commission.

Thank you again for your help and assistance.



David P. Parker, CSM
Kane Realty Corporation

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

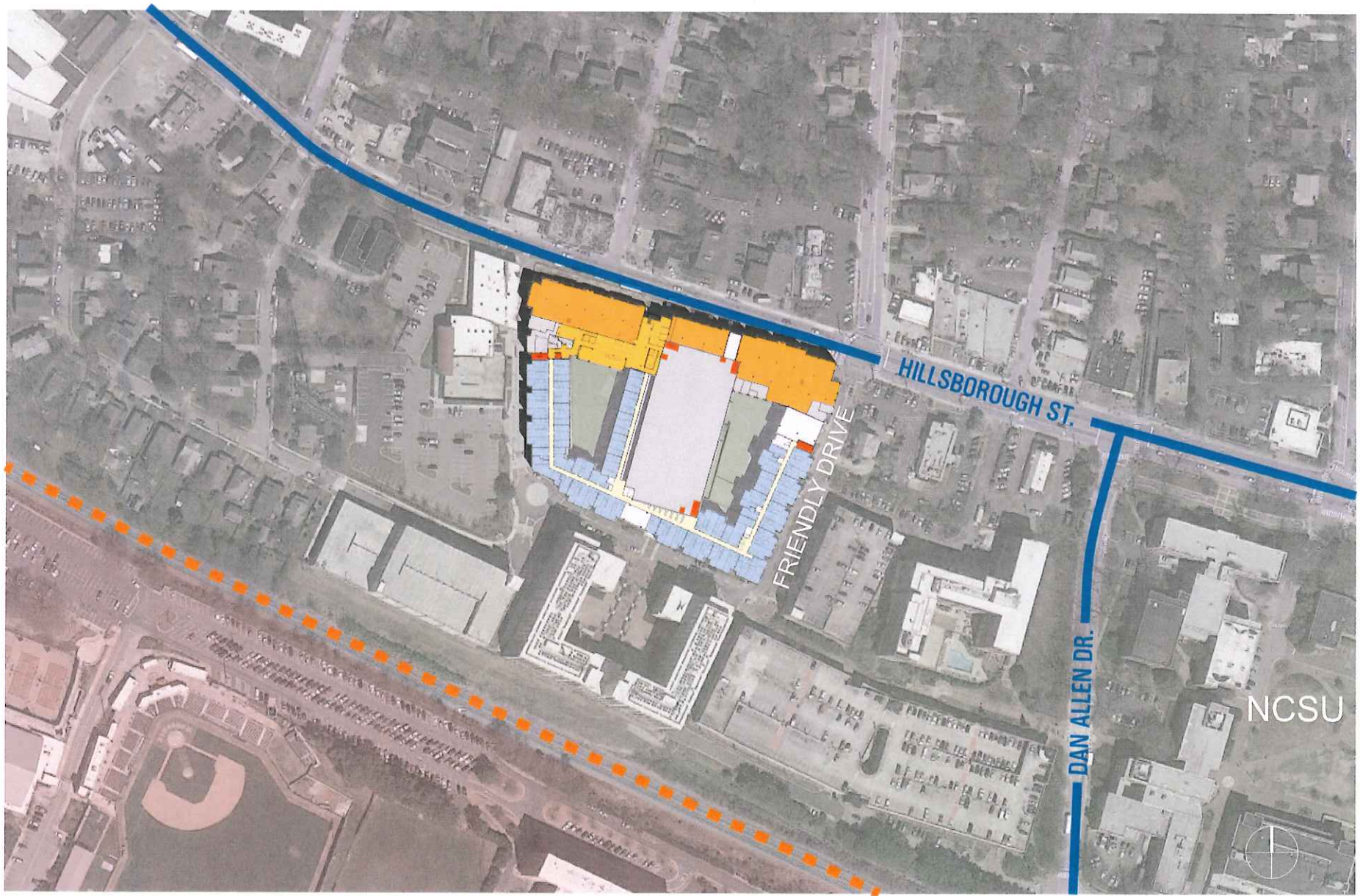


Transparency Administrative Alternate
STANHOPE CENTER II





PROJECT OVERVIEW



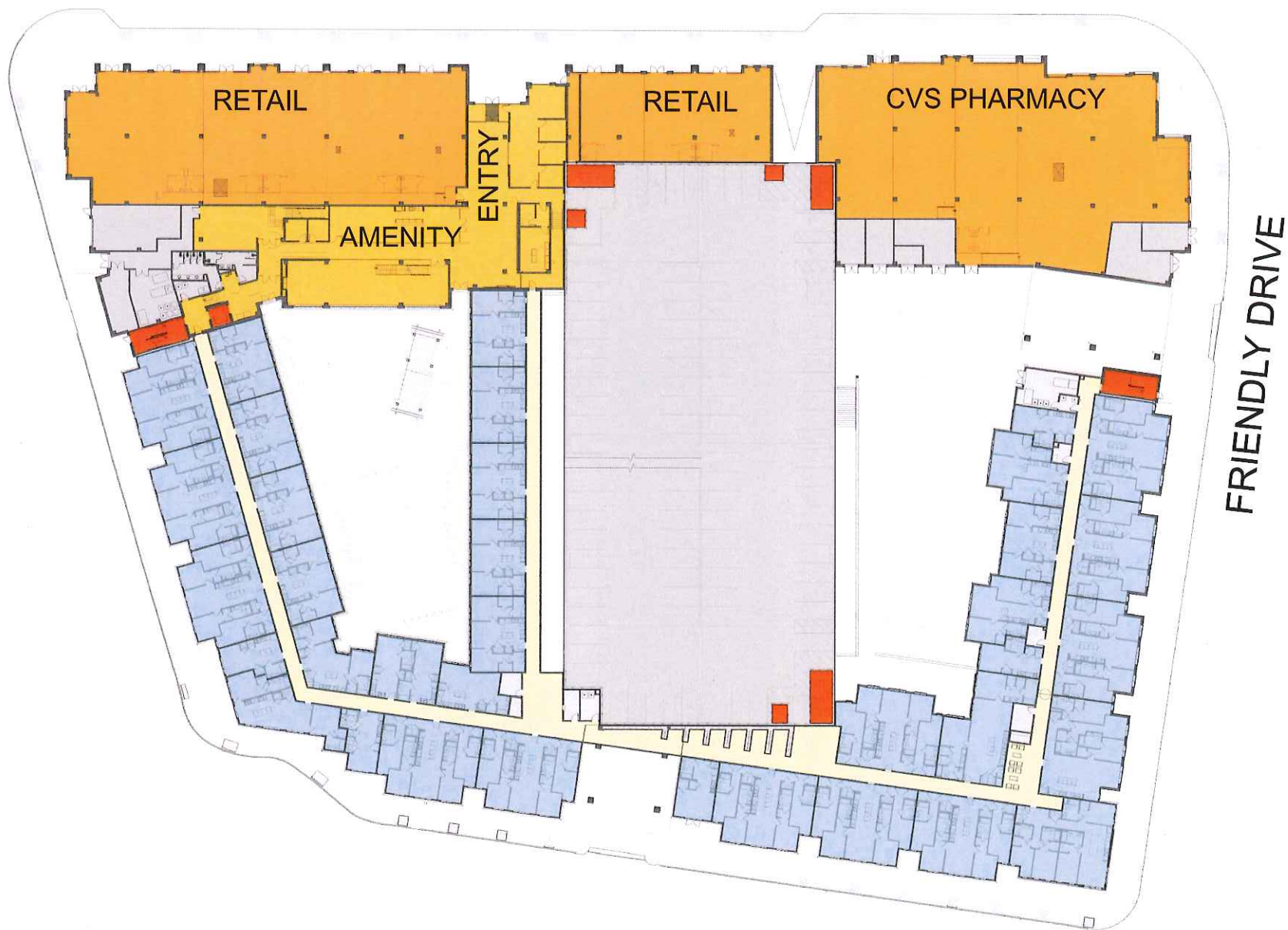
CONTEXT MAP

Stanhope Center II

3001 Hillsborough Street, Raleigh, NC



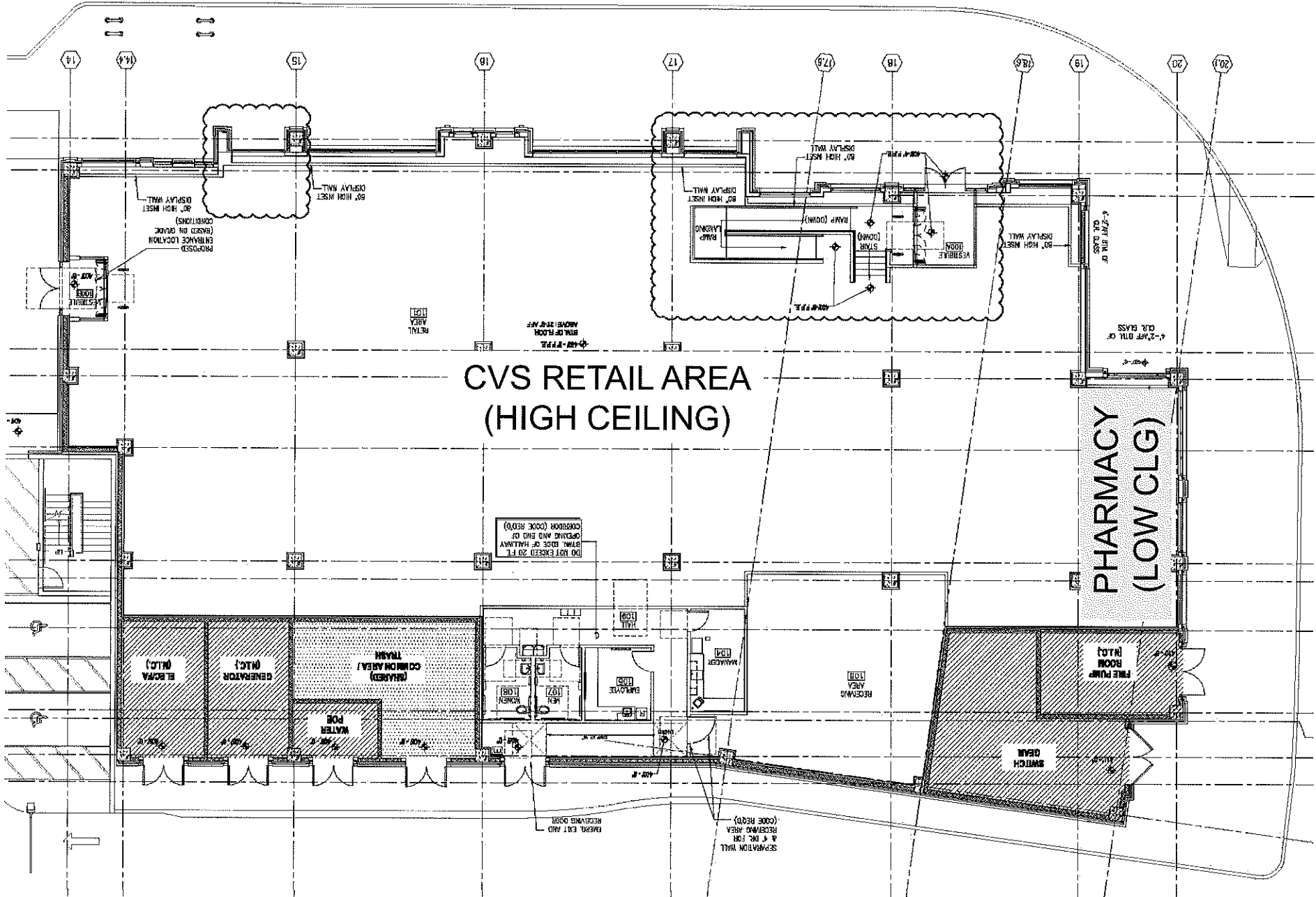
HILLSBOROUGH STREET



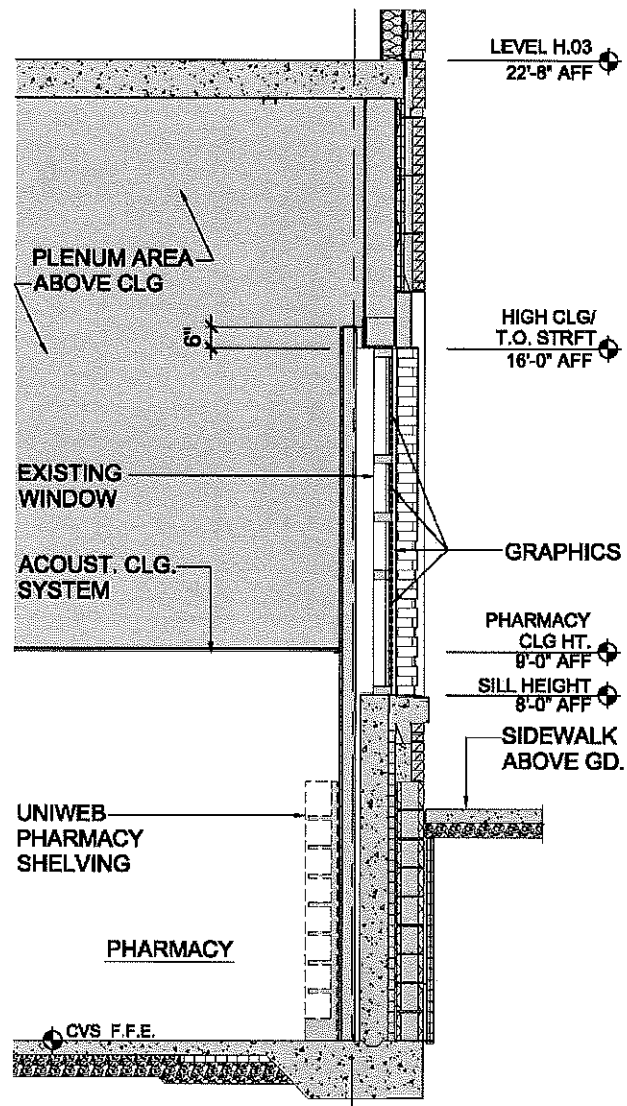
Stanhope Center II

3001 Hillsborough Street, Raleigh, NC

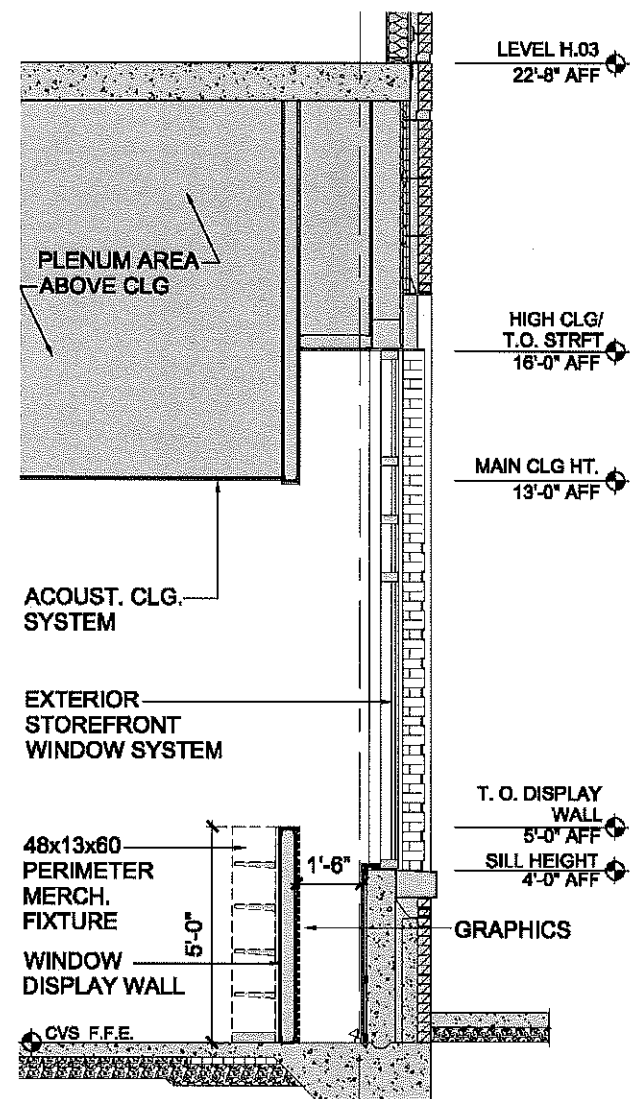
HILLSBOROUGH STREET
HILLSBOROUGH STREET



FRIENDLY DRIVE



FRIENDLY DRIVE SECTION



HILLSBOROUGH STREET SECTION



VINYL GRAPHICS

CLEAR GLASS

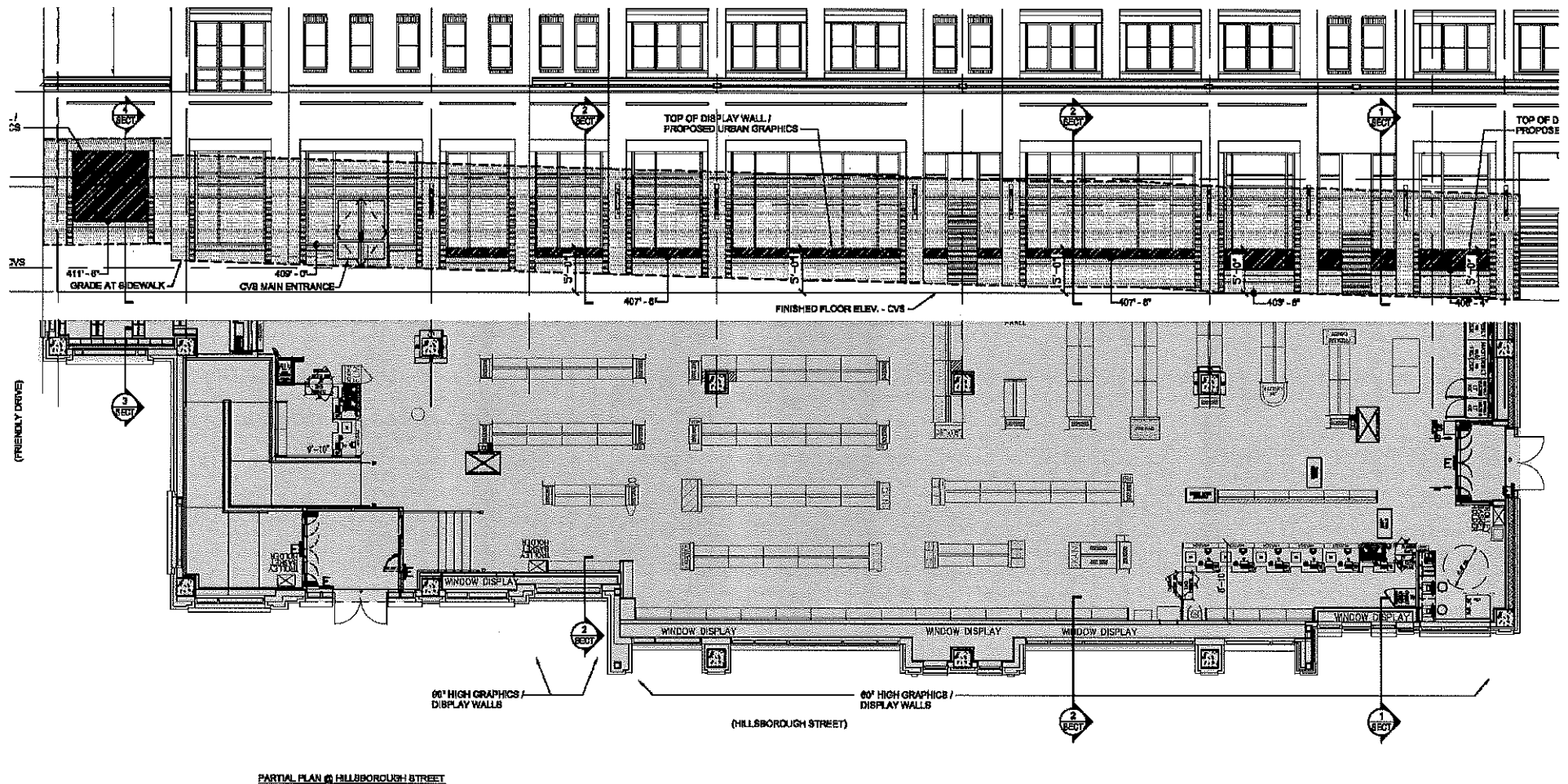
FRIENDLY DRIVE

HILLSBOROUGH STREET

Stanhope Center II 3001 Hillsborough Street, Raleigh, NC



HILLSBOROUGH STREET TRANSPARENCY



CVS - HILLSBOROUGH ST., RALEIGH, NC

DISPLAY WALL / URBAN GRAPHICS LOCATIONS - HILLSBOROUGH STREET

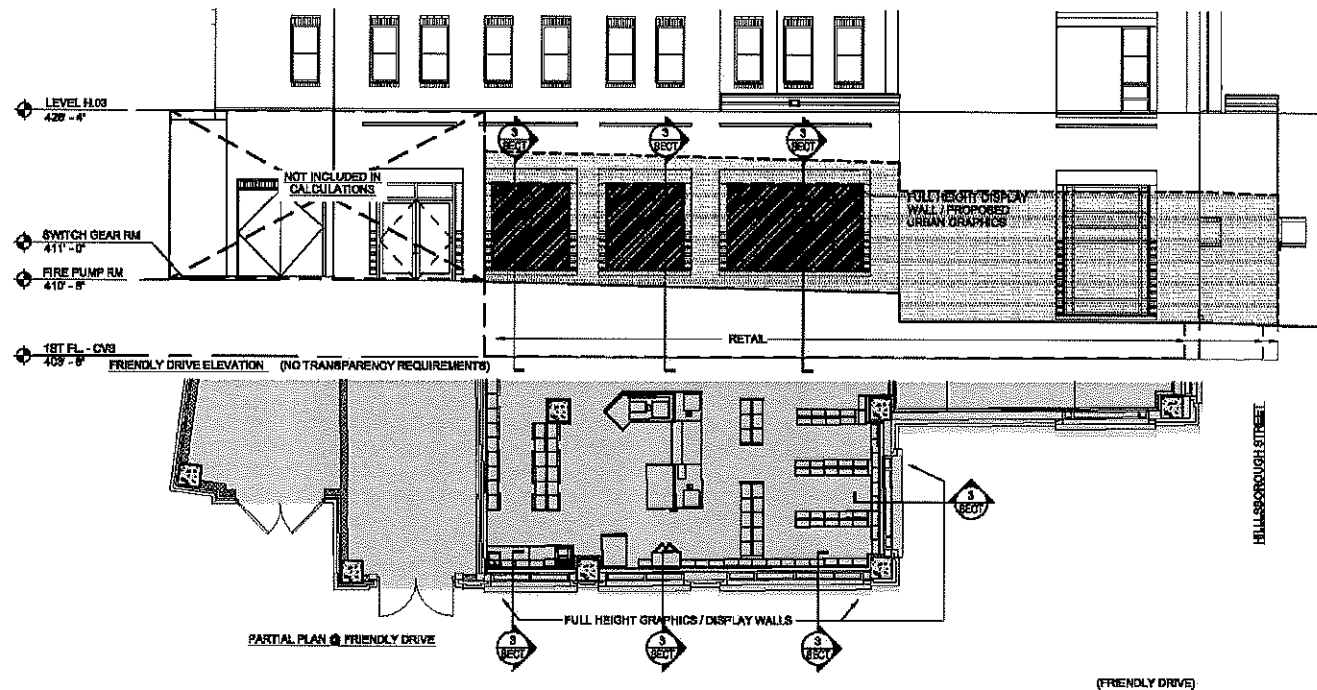
CLEAR WINDOW AREA CALCULATIONS:	
TOTAL AFFECTED ELEV. AREA (TA):	2,024 SF
GLASS REQUIRED (TA x 60%):	1,012 SF
GLASS PROVIDED (GP):	1,083 SF
GLASS REQUIRING NET INTR. VIEW (GV) = (GP x 60%):	644 SF
GLASS PROVIDED W/ 8FT INTR. VIEW (GVP):	618 SF

PATTERN LEGEND:	
LOCATION OF URBAN GRAPHICS:	
12 FT WALL AREA AFFECTED BY GLASS REQUIREMENTS:	

CVS HILLSBOROUGH STREET FAÇADE (54% TRANSPARENCY)



FRIENDLY DRIVE TRANSPARENCY



CVS - HILLSBOROUGH ST., RALEIGH, NC
 WALL SECTIONS: DISPLAY WALL & URBAN GRAPHICS

CLEAR WINDOW AREA CALCULATIONS:	
TOTAL AFFECTED ELEV. AREA (TA):	698 SF
GLASS REQUIRED (TA x 10%):	69 SF
GLASS PROVIDED (GP):	307 SF
GLASS REQUIRING 8FT INTR VIEW (GV1) = (GP x 10%):	69 SF
GLASS PROVIDED W/ 8FT INTR VIEW (GV2):	90 SF

CVS FRIENDLY DRIVE FAÇADE
 (35% GLAZED OPENINGS: 25% WITH VINYL GRAPHICS & 10% CLEAR)



ADMINISTRATIVE ALTERNATE

Sec. 1.5.9. Transparency

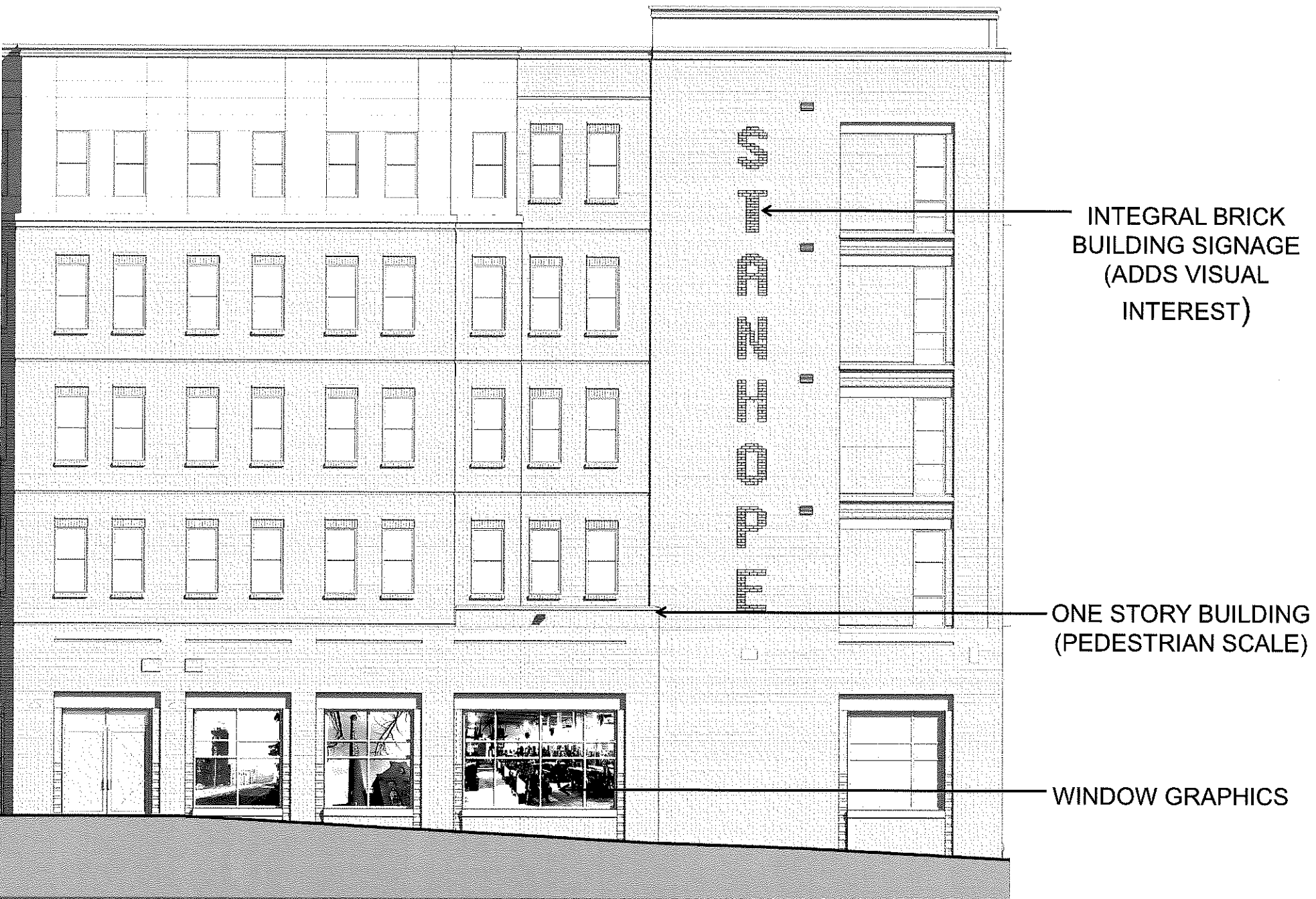
A. Intent

The transparency requirements are intended to lend visual interest to street-facing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.

C. Administrative Alternate Findings

The Planning and Development Officer may in accordance with *Sec. 10.2.17.* reduce the required transparency, subject to all of the following findings:

1. The approved alternate meets the intent of the transparency requirements;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans; and
3. The street-facing building facade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.



Stanhope Center II

3001 Hillsborough Street, Raleigh, NC

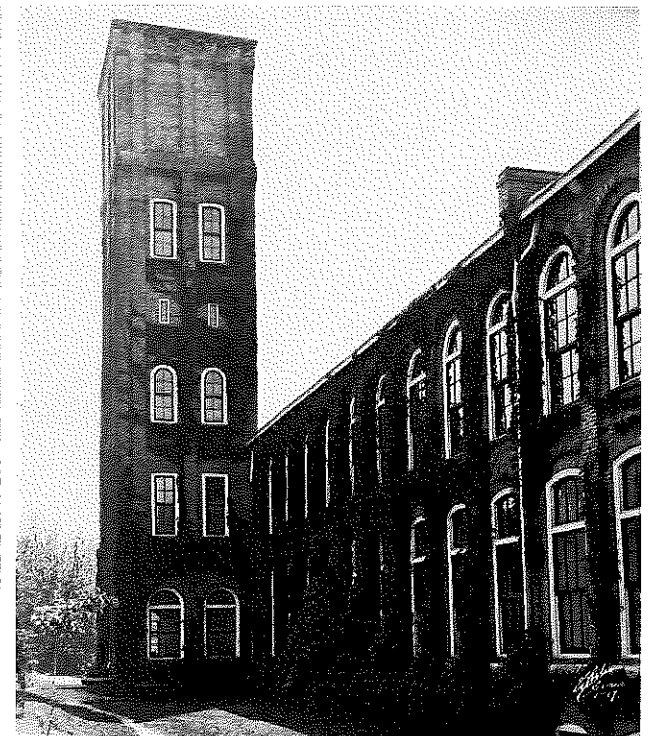
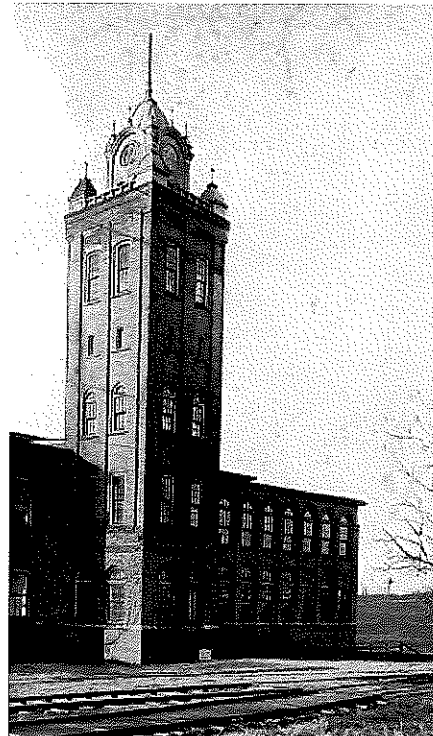
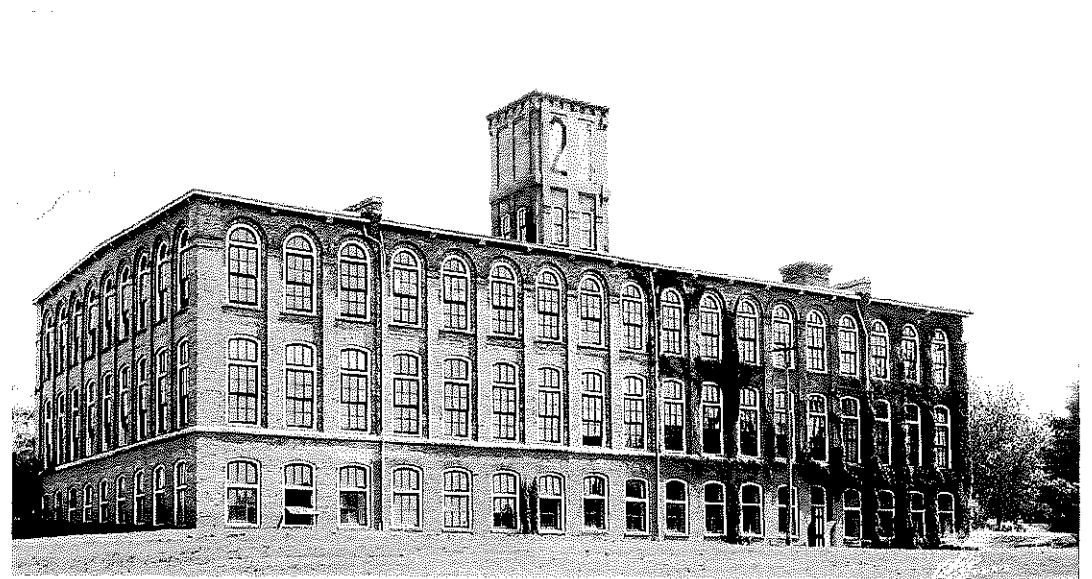


SAMPLE WINDOW GRAPHICS



HISTORICAL, SOCIAL OR CULTURAL ASPECTS OF HILLSBOROUGH STREET

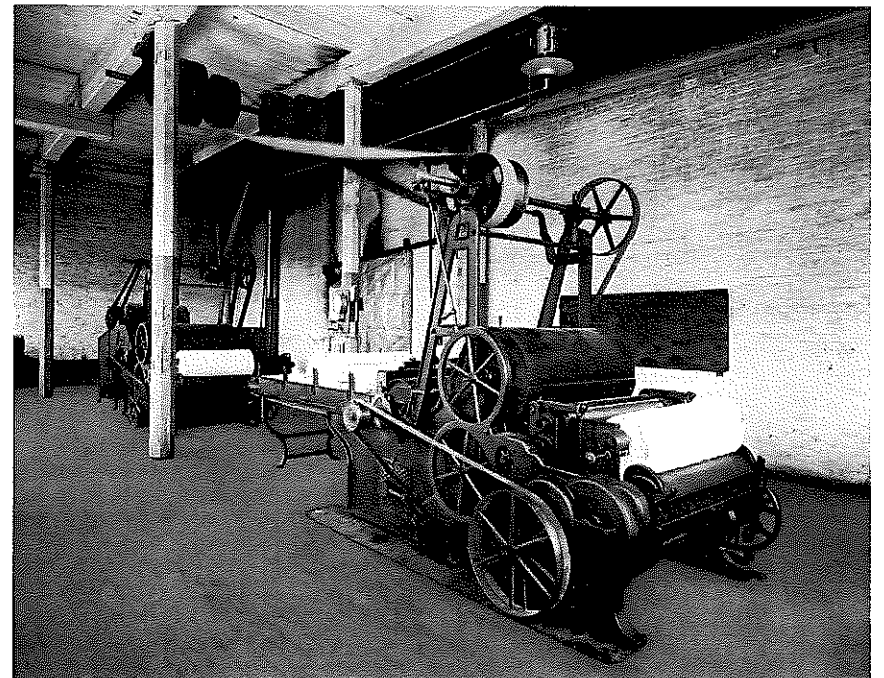
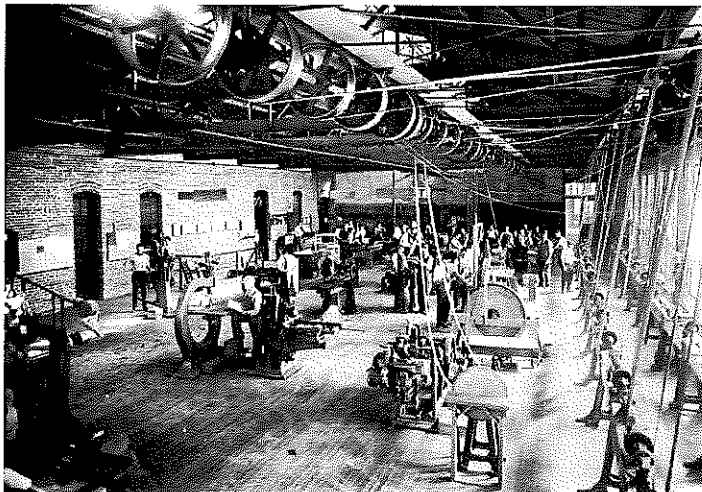
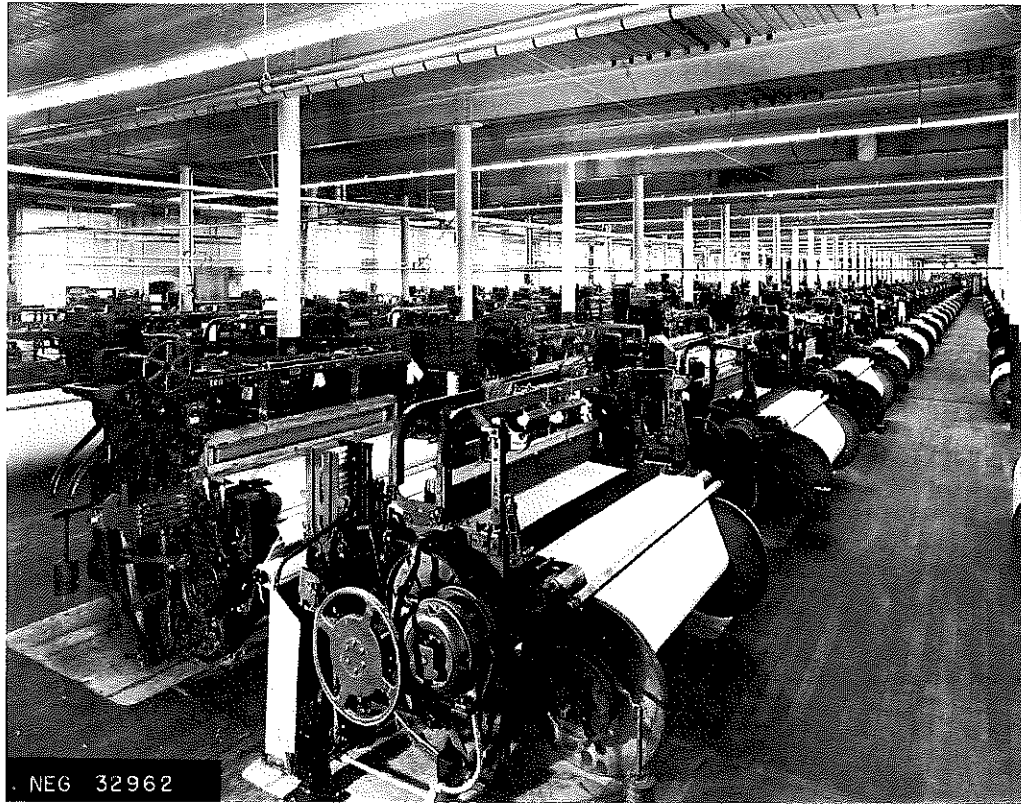
Stanhope Center II 3001 Hillsborough Street, Raleigh, NC



NCSU BRICK ARCHITECTURE

Stanhope Center II

3001 Hillsborough Street, Raleigh, NC



NCSU SCHOOL OF TEXTILE

Stanhope Center II

3001 Hillsborough Street, Raleigh, NC



**HILLSBOROUGH STREET PHASE II
CITY OF RALEIGH
PUBLIC ART PROJECT
(CURRENTLY IN DESIGN PHASE)**

